

**SITE PLAN COMMITTEE  
JANUARY 10, 2006**

**1. ROLL CALL**

The meeting was called to order at 4:03 p.m. Committee members present were Chair Julie Aitken, Vice-Chair Sam Engel, Jr., James Aucamp, Jr., Bob Breslau and Jeff Evans. Also present were Planning and Zoning Manager Bruce Dell, Planners David Abramson and Chris Gratz, and Secretary Janet Gale recording the meeting.

**2. SITE PLANS**

Mr. Abramson explained that item 2.2 would be brief and asked that it be addressed first.

Chair Aitken asked the Committee if there were any objections. As none were noted, item 2.2 was addressed first.

2.2 SPM 12-7-05, Shells Seafood – Davie Towne Centre Plat, 2000 South University Drive (B-3)

John McEwan, representing the petitioner, was present. Mr. Abramson explained that the modification was a color change in order for this out parcel to be consistent with the shopping center.

At Chair Atkins request, Mr. McEwan clarified that the two colors would be Sherwin-Williams SW 6615 and SW 6375, with the trim being white. He assured that the color selection was consistent with the colors in the shopping center. Mr. Evans recalled when the shopping center's color modifications were done and he spoke of the event.

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 5-0)**

2.1 SP 7-11-05, Panda Express – Davie, 5820 University Drive (Urban Commercial) **(tabled from December 27, 2005)**

Bob Grant and Rob Lancaster, representing the petitioner, were present. Mr. Abramson recalled some of the changes which were requested by the Committee at the last meeting.

Mr. Breslau submitted an abstention form as it was his intention to abstain from voting because he was employed by the Stiles Corporation.

Mr. Grant pointed out the changes which were made to the façade and the drive-thru. He indicated what had been done to accommodate previous recommendations. Mr. Grant advised that he had a total of three new landscape plans available. Mr. Aucamp was, therefore, able to critique the newest plans and he made a few more recommendations.

Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the original planning report and the following revisions: 1) that the current set of plans be revised to the new revisions prior to presentation to the Town Council; 2) to show the new colors on that set of plans as well; 3) indicate that the outdoor seating area lighting was “up light”; and 4) amend the landscape plan to the current set and incorporate these changes – that the shopping center perimeter landscape would be incorporated into the landscaping; two accent plants at the east were to be added; and change the Purple Queen ground cover to Macho Fern and indicate that on the schedule. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – abstained; Mr. Evans – yes. **(Motion carried 4-0)**

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**3. OLD BUSINESS**

Mr. Breslau was upset by the fact that the Davie Ale House had been issued a permit for repairs due to hurricane damage while being in a state of non-compliance on landscaping issues for over a year-and-a-half. He asked if there could be some kind of system implemented in the Town whereby violators would not receive permits until repairs were made or proper maintenance performed to bring their projects into compliance. This led to a lengthy discussion and Mr. Dell indicated he would look into this matter.

The Committee also discussed the ongoing problem with Mainguy Landscape and other projects which were approved as nurseries but were being used for parking and/or warehousing vehicles instead. Although it was agreed that this should not be allowed to continue, there was no simple resolution and no determination was made.

**4. NEW BUSINESS**

There was no new business discussed.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**6. ADJOURNMENT**

Vice-Chair Engel motioned to adjourn. As there were no objections, the meeting adjourned at 4:51 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member